

DEVELOPMENT ORDER – 508 SOUTH BEACH ROAD

WHEREAS, JUPITER BOATHOUSE, LLC, is the owner (Owner) of 1.6632 acres of real property, the legal description of which is attached hereto and incorporated herein as Exhibit “A” (the Property); and

WHEREAS, the Property is located at 508 South Beach Road in the B-40, 1 Acre Estate Residential Zoning District; and

WHEREAS, the Owner represented by its agent, Jared Gaylord, Esq. of Marc R. Gaylord P.A. submitted an application to the Town of Jupiter Island’s (Town) Impact Review Committee (IRC), whereby the Owner’s agent applied to modify to relocate a previously approved guest house from the northeast corner of the Property’s building envelope to its southeast corner (the Application).

WHEREAS, the relocation will provide easier access to and from the garage and will aid in ingress and egress to the Property’s northern motor court; and

WHEREAS, the Application was reviewed by the Town’s Director of the Planning, Building and Zoning Department (the Director), and its consultants, and determined to be complete; and

WHEREAS, the IRC conducted a quasi-judicial hearing on September 11, 2025, wherein it considered the evidence and testimony presented by the Director and the Owner’s agent and other professionals regarding whether the Application meets the standards of the Town’s Land Development Regulations (LDRs) regarding impact review; and

**NEW THEREFORE, BE IT RESOLVED BY THE IMPACT REVIEW COMMITTEE
OF THE TOWN OF JUPITER ISLAND, FLORIDA, THAT:**

Section 1. The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the IRC.

Section 2. The IRC finds that with the conditions contained herein the Application meets the standards for impact review contained in Article X, Section 2.02.

Section 3. The approval of the Application is subject to the following conditions:

1. The Owner shall install and maintain all improvements in compliance with:
 - a) The Boundary & Topographic Survey prepared by R. K. Vaught & Associates, Inc. dated August 28, 2015 and last updated on July 2, 2025.
 - b) The Revised Site Plan, Floor plan, Elevations and Building Section Plan prepared by Affiniti Architects, dated June 21, 2025.
 - c) The Revised Construction Staging Plans, Landscape Planting Plans and renderings of the buffers prepared by Parker-Yanette Design Group, Inc., dated June 27, 2025.
 - d) The Revised Conceptual Site Drainage & Septic System Plan, prepared by Gruber Consulting Engineers, dated June 27, 2025.
2. The Applicant shall secure a revised Board of Health Permit and submit a copy of the same to the Town, prior to the Town's issuance of a building permit for the relocated guest house.

3. The Owner shall install a slit screen along the front, side and rear yard areas and maintain it throughout the time of construction on the Property until a Certificate of Occupancy for the Property is issued.
4. The Owner shall install a construction buffer including fence/mesh screening prior to the commencement of construction and maintain it during construction until a Certificate of Occupancy for the Property is issued.
5. The Owner shall mitigate any sound impacts from the generator and a/c equipment.
6. The dumpster and portable toilet placed on the Property during construction shall be screened from public view.
7. Prior to the issuance of a Building Permit, the Owner shall pay the connection fees due to the South Martin Regional Utility (SMRU).
8. The Owner shall comply with the Public Safety Review comments in IRC PZE-0397 approval dated March 6, 2025.
9. The Owner shall comply with any comments received from the Director or the SMRU during the building permit review process.
10. The Owner shall comply with any additional requirements requested by the Director prior to issuances of Building Permit.

Rendered this 2nd day of October 2025.

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